

TERMS AND CONDITIONS

PROCEDURE: Tracts 1-3 will be offered in individual tracts, and in any combination of these tracts, or as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be bid in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% Cash down payment at close of auction. Cash or cashier's check or a personal or corporate check immediately negotiable is satisfactory for the down payment. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: At the close of the auction, Buyer(s) will be required to execute an Agreement to Purchase Real Estate and Addendum. Seller reserves the right to reject any and all bids. The terms of this agreement and addendum are non-negotiable.

DEED: Seller shall provide a warranty deed and Owner's Title Insurance Policy.

EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.

CLOSING: Balance of purchase price is due in cash at closing, which will take place on or before November 13, 2020. The cost for an insured closing will be shared 50/50 between Buyer and Seller.

POSSESSION: Possession is at closing, subject to tenant farmer 2020 crops. Seller to receive proceeds from 2020 crop and government payments related to the 2020 growing season.

REAL ESTATE TAXES: Seller shall pay all 2020 taxes due in 2021 and Buyer will pay all thereafter.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

ACREAGE: All acreage is approximate and has been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 50/50 between Buyer and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing

prices shall be adjusted to reflect any difference between advertised and surveyed acres.

EASEMENTS: All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. Your bids are to be based solely upon your inspection. All real estate is sold "as is" without physical warranty. Seller and agent are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water and septic permits. Tract acreage has been estimated based on aerial photographs. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, and due diligence concerning the property. The information contained in this brochure

is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.



7009 N. River Road, Fort Wayne, IN 46815

AUCTION MANAGER:
Jerry Ehle, 260-749-0445

AC63001504 • AU19300123

CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725

800-451-2709



866-340-0445
SchraderFortWayne.com

SEPTEMBER 2020						
SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			



AUCTION

SE ALLEN COUNTY, IN

AUCTION



*offered in 3 Tracts
or in Combinations!*

SE ALLEN COUNTY, IN

**GOOD PRODUCTIVE TILLABLE LAND
WOODS • HUNTING & RECREATION
POTENTIAL COUNTRY BUILDING SITE!**



SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

TUESDAY, SEPTEMBER 29 at 6:00pm



ONLINE BIDDING AVAILABLE

866-340-0445 • SchraderFortWayne.com

AUCTION

SE ALLEN COUNTY, IN

It takes a long time for such a farm like this to come available for sale in this area! Bid on the tract or tracts to suit your needs! This farm offers a little bit of everything from quality farm land, to possible building sites, and woods for hunting & recreation! Come bid live or register to bid online!!

TUESDAY, SEPTEMBER 29 at 6:00pm

PROPERTY LOCATION: Located Northwest of the intersection of Flat Rock and Clayton Roads, Monroeville, IN 46773.

AUCTION LOCATION: Auction held at the Monroeville Community Center - 421 Monroe Street, Monroeville, IN 46773.

offered in 3 Tracts or in Combinations!

TRACT DESCRIPTIONS:

TRACT 1: 41.5 ACRES± of all tillable land! There is approximately 800 feet of road frontage. The soils are mostly Blount Silt Loam with some

Pewamo silt clay. This tract runs back over 2600 feet deep and is well drained with an outlet tile on the south end.

TRACT 2: 28 ACRES± of mostly tillable land. There is approximately 550 feet of road frontage along Flat Rock Road and over 2,000 feet of road frontage along Clayton Road. There is an old wooded homestead in the center of approximately .85 acre. The Bohnke drain cuts approximately 1 acre off of the southeast corner. The soils again, are a combination of Blount Silt Loam and Pewamo Silt clay. The road frontage could allow for several large acre building sites!

TRACT 3: 10.5 ACRES± of tillable land and woods. There is a little over 4± acres of tillable land and over 6± acres of woods. There is over 300 feet of road frontage along Clayton Road. The woods has some maturing oaks and other hardwoods. This tract offers great hunting also! There is a small wood cabin staying within the woods. This tract offers the perfect potential 4± acre building site with the back drop of woods and privacy.

PREVIEW:

*Stop along Tract 1 and 2 on Flat Rock Road and meet a Schrader Representative:
Thursday, September 3 • 5-7pm
Monday, September 14 • 5-7pm*



Auction Manager: Jerry Ehle

Seller: The heirs of Claude & Gloria Kendall

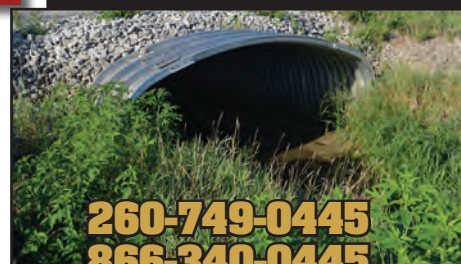


ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.



SEE MORE PHOTOS ONLINE!!



**260-749-0445
866-340-0445**

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